

State Water Resources Control Board

UST CASE CLOSURE SUMMARY

Agency Information

Current Agency Name: State Water Resources Control Board (State Water Board)	Address: 1001 I Street, P.O. Box 2231 Sacramento, CA 95812
Current Agency Caseworker: Mr. Matthew Cohen	Case No.: N/A

Former Agency Name: City of Los Angeles (Prior to 7/25/2013)	Address: 200 North Main Street, Suite 1780 Los Angeles, CA 90012
Former Agency Caseworker: Mr. Eloy Luna	Case No.: TT26347

Case Information

USTCF Claim No.: 19460	Global ID: T10000002731
Site Name: Valley Car Wash/Valley Lube A	Site Address: 7530 North Van Nuys Boulevard Van Nuys, CA 91405 (Site)
Responsible Party: 4S Corporation Attention: Mr. Shahriar Shouhed	Address: 7530 North Van Nuys Boulevard Van Nuys, CA 91405
USTCF Expenditures to Date: None	Number of Years Case Open: 5

URL: http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000002731

Summary

The Low-Threat Underground Storage Tank Case Closure Policy (Policy) contains general and media-specific criteria, and cases that meet those criteria are appropriate for closure pursuant to the Policy. This Site meets all of the required criteria of the Policy.

The release at the Site was discovered during the removal of two 10,000 gallon gasoline underground storage tanks (USTs) and one 1,000 gallon waste oil UST during December 2008. The USTs were installed in the early 1960s and were reportedly removed from service during December 1989. No USTs exist on-Site. The Site is operated as a car wash facility.

Confirmation samples collected during August 2013, indicate that elevated concentrations of petroleum constituents in soil are limited to soil between approximately 20 and 40 feet below grade surface (bgs). Total petroleum hydrocarbons (TPH) as gasoline at approximately 5,500 milligrams per kilogram (mg/kg), the highest TPH concentration, remains near soil boring location B4-20 at 20 feet bgs. TPH as gasoline in soil is non-detect between approximately 50 to 80 feet bgs. Site reports indicate that groundwater depth is estimated to be approximately 200 feet bgs. Groundwater was not encountered beneath the Site during soil sampling activities to a depth of 80 feet bgs.

Valley Car Wash/Valley Lube A
7530 North Van Nuys Boulevard, Van Nuys

The nearest public supply wells regulated by the California Department of Public Health are located approximately 6,200 feet southeast of the Site. The nearest surface water body is the Pacoima Wash located approximately 440 feet southwest of the Site.

Public water is provided by the Los Angeles Water & Power. Public supply wells are usually constructed with competent sanitary seals. Remaining petroleum constituents are limited. Additional corrective action would be unnecessary and costly. Additional assessment will not likely change the conceptual site model. Remaining petroleum constituents do not pose significant risk to human health, safety or the environment.

Rationale for Closure under the Policy

- Criteria – **Site MEETS ALL EIGHT GENERAL CRITERIA under the Policy.**
- Groundwater Media- Specific Criteria – Site releases **HAVE NOT LIKELY AFFECTED GROUNDWATER**. Soil does not contain sufficient mobile constituents [leachate, vapors, or light non-aqueous-phase liquids] to cause groundwater to exceed the groundwater criteria in this Policy.
- Petroleum Vapor Intrusion to Indoor Air – Site meets **CRITERIA (2) b**. A Site-specific risk assessment for the vapor intrusion pathway was conducted and demonstrates that human health is protected to the satisfaction of the regulatory agency. Concentrations of residual petroleum hydrocarbons remain in soil between approximately 20 and 40 feet bgs. Site reports indicate that contaminant in soil are composed of weathered gasoline and likely does not pose a threat to health or safety to workers at the Site.
- Direct Contact and Outdoor Air Exposure – Site meets **CRITERIA (3) a**. Maximum concentrations of petroleum constituents in soil are less than or equal to those listed in Table 1 of the Policy.

Recommendation for Closure

The corrective action performed at this Site ensures the protection of human health, safety, the environment and is consistent with Chapter 6.7 of the Health and Safety Code and implementing regulations, applicable state policies for water quality control and the applicable water quality control plan, and case closure is recommended.

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6/2/14

Date

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6/2/14

Date